

Town of Carlisle Affordable Housing Trust Minutes

January 30, 2014

Present: Greg D. Peterson, Chair; John Gorecki; Carolyn Ing; Peter Scavongelli; Douglas Stevenson; and Elizabeth DeMille Barnett, Housing Coordinator. **Absent:** Timothy Hult; John D. Williams

Guests: Tom Ryan, Ryan Associates; Steven Garvin, P.E., Samiotes Consultants; Betsy Fell, Editor, *Carlisle Mosquito*.

1. **Meeting called to Order** at 7:09 p.m.
2. **Approval of Minutes.** John Gorecki made a motion to approve the December 13, 2013 Minutes as presented and Douglas Stevenson seconded the motion. All present, the minutes approved. Carolyn Ing made a motion to reconsider the minutes to correct a Scrivener's error. Mr. Stevenson seconded the motion. All present aye, the motion passed. Mr. Gorecki made a motion to approve the minutes as amended to correct the Scrivener's error and Mr. Stevenson seconded the motion. All present, aye, the motion passed.
3. **Old Business**
 - A. **Community Preservation Committee (CPC) Application.** Greg Peterson reported that the CPC had requested that the original application submitted be divided into two separate applications. Following review of the two revised applications, Mr. Gorecki made a motion that 50% of the original application, or \$100,000 be applied for to the CPC for the development of group homes on 338 Bedford Road and that 50% of the original amount or \$100,000, be applied for to the CPC for unrestricted funds to be used for affordable housing development. Mr. Stevenson seconded the motion. All present aye, the motion passed.
 - B. **Banta Davis**
 1. **Wastewater treatment facility tie-in/water balance study.** Mr. Peterson reported that the School Committee, Board of Health and Recreation Commission were providing input to the City Point Partners study and that comments and questions received had been incorporated into the revised draft study circulated to the Trust. As part of this input, the School Committee had expressed interest in reserving leachfield capacity on the 338 Bedford Road property for a future 400-student school. Mr. Gorecki noted that whether or not housing is built on Banta Davis, the Town will need to reserve an area for a 278-foot radius for a well which would serve the school, a potential community center and any housing. It was noted that the water balance portion of the study had that recharge to groundwater from precipitation was more than adequate to replenish water drawn for the three proposed well uses.
 2. **Banta Davis Traffic Study.** The draft Banta Davis Traffic Study was circulated. Mr. Peterson noted that the draft Banta Davis Traffic Study projected 28 trips a day during peak commuter periods for a potential 48-unit rental development.
 3. **Contract funding.** To cover additional study costs for attending meetings and addressing questions, Mr. Peterson entertained a motion to increase the City Point contract funding amount by \$2000, to \$9,500 and to increase the funding amount for the VHB, Inc. contract by \$1000, to \$7,500 for similar reasons. Mr. Stevenson made

the motion and Mr. Gorecki seconded the motion. All present, the motion passed.

- C. Mixed-income Rental Housing Market Study and Mixed-income Financial Feasibility Study Update.** As discussed at the prior meeting, Mr. Peterson reported that Mr. Stevenson and he had contacted a few local developers to discuss the financial feasibility of developing a 48-unit rental housing on four acres of the Banta Davis site. The answer had been affirmative from a couple of local developers. Discussion followed on the steps necessary to identify a four-acre location for meeting with the School Committee and the potential proposed housing in preparation for Town Meeting vote.
- D. 338 Bedford Road Master Planning (MP) Update.** Tom Ryan, Ryan Associates and Steven Garvin, Samiotes Consultants outlined the Master Planning process, including: two all-Town board charrettes; presentations to the Board of Health, Conservation Commission, Planning Board and Board of Selectmen; the all-Town community planning event; and the meeting with the Fire Chief. They gave a presentation on the three conceptual plans which had been developed through this process. Mr. Garvin shared that MassDEP guidance that it would allow a non-Town entity, such as the Housing Authority, to develop a private septic system on the site as an option to a costly tie-in to the School's wastewater treatment facility. Mr. Gorecki asked how the RFP lease lines would be determined? Mr. Ryan said they could provide conceptual lease lines but final line should be done a land surveyor. A straw poll was taken about preference for siting the group homes on the front or the back of the property. Consensus was for the front of the property. A formal vote on accepting one of the conceptual plans was scheduled for the next meeting. In preparation for the next meeting, Elizabeth D. Barnett agreed to consult with John Luther, Building Commissioner, as to whether Site Plan Approval would be required for group homes.
- E. Long Ridge Road 40B.** Mr. Gorecki reported that the Board of Selectmen were in the process of producing a response letter to MassHousing, with input from Town boards, on the Long Ridge Road Site Eligibility Application. He noted that Mr. Brem had been cooperative and met with Town boards to answer questions, prior to the development of the letter.

4. New Business

A. Community Preservation Act Funding Application. Ms. Barnett distributed a spreadsheet, which she developed, as requested at the last meeting, which outlined Community Preservation funding support over time for group homes in neighboring communities as well as Carlisle "community comparables." The spreadsheet was developed using the Massachusetts Community Preservation Coalition database.

B. 338 Bedford Road Department of Developmental Services (DDS) Request for Proposals (RFP) for group homes groundlease. Ms. Ing reported that she, Alan Lehotsky, Chair of the Housing Authority and Ms. Barnett, were currently producing the first draft of the DDS group homes groundlease RFP. It was agreed that as a goal, the first draft of the RFP would be shared with the CAHT by March 15th.

5. Next Meeting Scheduled for February 27, 2014, at 7:00 p.m.

6. Meeting Adjourned. Mr. Gorecki made a motion to adjourn the meeting. Mr. Scavongelli seconded it. The meeting adjourned at 9:55 p.m.

Respectfully submitted,
Elizabeth DeMille Barnett, Housing Coordinator